



Hope Court Ruxley Lane, Epsom KT19 9JS

welcome to

Hope Court Ruxley Lane, Epsom

Welcome to Hope Court KT19. Plot 11 | Beautiful 2nd Floor 2 bed 2 bath apartment | 658 SqFt | Set in a boutique development with a private balcony and private parking bay. Built to an outstanding specification including built-in wardrobe & Integrated appliances.





NO.11 SECOND FLOOR

Total GIA* 658 sq ft



No. 11

KITCHEN/LIVING/DINING	5516 (max) x 3850 (max)	18' 2" (max) x 12' 8" (max)
BEDROOM 1	3758 (max) x 3534 (max)	12' 4" (max) x 11' 8" (max)
BEDROOM 2	3145 x 2562	10' 4" x 8' 5"
BALCONY	8711 x 1078	28' 1" x 3' 6"

*Gross Internal Area



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- 2 Bedroom Apartment
- 658 SqFt
- Private Balcony
- Integrated appliances
- Built-in wardrobe in bedroom

Tenure: Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£400,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE107165



Property Ref:
EWE107165 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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